

# REPLAT OF FINAL PLAT OF **SUNRISE HILLS ADDITION SEC. 7** BEING A PART OF THE N.W./4 OF SEC. 22, T-12-N, R-5-W, I.M. YUKON, CANADIAN COUNTY, OKLAHOMA

## OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That E.R.C. LAND DEVELOPMENT GROUP, L.L.C., AN ARKANSAS LIMITED LIABILITY COMPANY, does hereby certify that they are the owners of and the only persons, firms, or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and plotted, and that they hereby dedicate all the streets and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for their heirs, executors, administrators, successors, and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 17 day of MAY, 2002.  
 covenants, reservations, and restrictions for this addition are contained in a separate instrument.

ERC LAND DEVELOPMENT GROUP, L.L.C.  
 AN ARKANSAS LIMITED LIABILITY COMPANY

Steve Rucker  
 STEVE RUCKER  
 OPERATING MANAGER

STATE OF Arkansas }  
 COUNTY OF Crawford } SS:

Before me, the undersigned Notary Public, in and for said County and State on this 17 day of May, 2002, personally appeared STEVE RUCKER, OPERATING MANAGER OF E.R.C. LAND DEVELOPMENT GROUP, L.L.C., AN ARKANSAS LIMITED LIABILITY COMPANY, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said company, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:

May 1, 2005

Michelle S. Hinkle  
 NOTARY PUBLIC

## LEGAL DESCRIPTION

A part of the Northwest Quarter (NW/4), of Section Twenty-two (22), Township Twelve North (T-12-N), Range Five West (R-5-W), of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

BEGINNING at the Southeast corner of said NW/4;  
 thence N 89°48'24" W, along the South line of said NW/4, a distance of 574.96 feet;  
 thence NORTH, a distance of 184.48;  
 thence EAST, a distance of 31.94 feet;  
 thence NORTH, a distance of 769.94 feet;  
 thence S 30°00'00" E, a distance of 114.64 feet, to a point on a curve;  
 thence Southwesterly along a curve to the right having a radius of 310.85 feet, said curve being subtended by a chord having a bearing of S 14°36'37" E and a length of 5.18 feet, for an arc distance of 5.18 feet;  
 thence N 60°00'00" E, a distance of 171.85 feet;  
 thence S 30°00'00" E, a distance of 41.17 feet;  
 thence SOUTH, a distance of 62.52 feet;  
 thence EAST, a distance of 110.00 feet;  
 thence SOUTH, a distance of 15.00 feet, to a point on the East line of said NW/4;  
 thence S 00°08'25" E, along the East line of said NW/4, a distance of 961.42 feet, to the POINT OF BEGINNING, containing 12.40 acres, more or less.

## LAND SURVEYOR'S CERTIFICATE

I, RICHARD G. MOORE, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the annexed plat correctly represents a careful survey made under my direction, and that the monuments shown hereon actually exist and their positions are correctly shown.

Richard G. Moore  
 RICHARD G. MOORE, L.S. 140

STATE OF OKLAHOMA }  
 COUNTY OF OKLAHOMA } SS:

Before me, the undersigned, a Notary Public, in and for said County and State personally appeared RICHARD G. MOORE, to me known to be the identical person who executed the above instrument and acknowledged to me that he executed the same as his free and voluntary act and deed. Given under my hand and seal this 22 day of April, 2002.

MY COMMISSION EXPIRES:

April 9, 2004

Valerie S. Hinkle  
 NOTARY PUBLIC

## BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of title, in and for the County of CANADIAN, State of OKLAHOMA, hereby certifies that the records of said county show that the title to the land on the annexed plat is vested in E.R.C. LAND DEVELOPMENT GROUP, L.L.C., AN ARKANSAS LIMITED LIABILITY COMPANY, that on the 28 day of May, 2002, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land, or the owners thereof, and that the taxes are paid for the year 2001, and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this 31 day of May, 2002.

WARRANTY TITLE & ABSTRACT COMPANY

Scott Cash  
 ASST. SECRETARY

Joy Schellin  
 VICE-PRESIDENT

STATE OF OKLAHOMA }  
 COUNTY OF Canadian } SS:

Before me, the undersigned Notary Public, in and for said County and State personally appeared Scott Cash, Assistant Secretary of Warranty Title & Abstract Company, to me known to be the identical person who executed the above instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

MY COMMISSION EXPIRES:

2-23-2003

James H. Hinkle  
 NOTARY PUBLIC #99002917

## COUNTY TREASURER'S CERTIFICATE

I, David R. Boudreau, hereby certify that I am the duly elected, qualified and acting County Treasurer of CANADIAN COUNTY, STATE OF OKLAHOMA, and the records of said county show all taxes are paid for the year 2001 and prior years on the land shown on the annexed plat, that the required ad valorem property tax has been deposited in the office of the county treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY OF EL RENO, OKLAHOMA, this 25 day of June, 2002.

David R. Boudreau  
 COUNTY TREASURER

## CITY PLANNING COMMISSION APPROVAL

I, Joe Sewell, Chairman of the City Planning Commission for the CITY of YUKON, STATE OF OKLAHOMA, hereby certify that the said commission has approved the annexed plat on this 25 day of April, 2002.

Joe Sewell  
 CHAIRMAN

## ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY of YUKON, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY of YUKON, OKLAHOMA, this 22 day of June, 2002.

ATTEST:

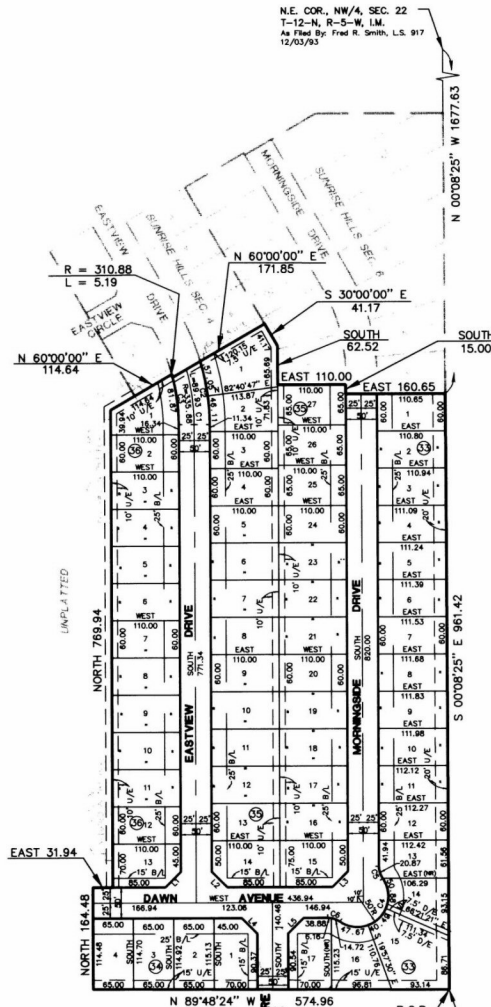
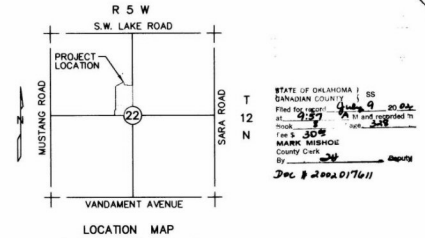
Patricia S. Hinkle  
 CITY CLERK

Carl Hinkle  
 MAYOR

## CERTIFICATE OF CITY CLERK

I, Patricia S. Hinkle, City Clerk of the CITY of YUKON, STATE OF OKLAHOMA, hereby certify that I have examined the records of said city and that all deferred payments or unannounced assessments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this 22 day of June, 2002.

Patricia S. Hinkle  
 CITY CLERK



## TYPICAL BLOCK CORNER

## LEGEND

U/E = UTILITY EASEMENT  
 D/E = DRAINAGE EASEMENT  
 B/L = BUILDING LINE  
 (NR) = NONRADIAL LINE

## LINE TABLE

NUMBER	DIRECTION	LENGTH	BEARING
1	N 45°00'00" E	35.36	
2	S 45°00'00" E	35.36	
3	N 45°00'00" E	35.36	
4	S 45°00'00" E	35.36	
5	N 45°00'00" E	35.36	
6	S 45°00'00" E	35.36	

## CURVE TABLE

NUMBER	DELTA	TANGENT	RADIUS	LENGTH	CHORD	BEARING
C1	152°02'28"	42.24	133.88	186.87	15.074014"	E
C2	162°22'37"	51.83	360.88	1103.15	102.80	S 08°11'19" E
C3	152°02'18"	41.11	310.88	181.87	18.63	S 07°32'30" E
C4	159°18'53"	274.70	350.00	1139.04	106.36	S 45°00'00" E
C5	34°39'50"	10.77	34.50	20.87	20.56	S 17°19'50" E
C6	34°39'50"	10.77	34.50	20.87	20.56	S 17°40'00" E

NOTE: All interior lots shall be subject to a 5-foot minimum side yard setback. The Street side of corner lots shall be subject to a 15-foot minimum side yard setback. (Zoning Ordinance 602.31)

NOTE: All lots shall be subject to a rear yard setback of 20% of the depth of the lot. (Zoning Ordinance 602.31)

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

REPLAT OF  
 FINAL PLAT OF  
**SUNRISE HILLS ADDITION SEC. 7**  
 DESIGN ENGINEERS, INC.

1614 GREENHILL PLACE  
 OKLAHOMA CITY, OKLA.  
 (405) 691-6333  
 CA 1020, EXP. 6-30-05